



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

October 10, 2021

David C. Landsman, PE, Prof. LS  
CAS Engineering-DC, LLC  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036

**Re: 3147 P Street, NW Lot 0083, Square 1270, Georgetown Zoning Confirmation**

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM meeting held with my staff on August 19, 2021. As presented during the meeting, the site currently is a corner record lot improved with a single-family semi-detached dwelling, that has four stories. The subject property is in the R-20 Zone. The project proposes to retain the existing dwelling and construct a 3-story rear addition on the north side of the home.

As was discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted below.

**Applicable Zoning Criteria Analysis**

Criteria	DCMR Reference	Allow./Req.	Provided
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**Nonconforming Structures (11 DCMR B-202)**

It is understood that the existing house is non-conforming with regards to the rear yard setback requirements. The existing house extends more than 10-feet past the adjoining building (reference 11 DCMR D-1206.3). The house may remain and may be renovated/altered or modernized. It may also be enlarged or have an addition constructed as long as the addition or enlargement conforms to the development standards and doesn't increase or expand any existing nonconforming aspect of the structure pursuant to 11 DCMR C-202.2. I understand that the project proposes to round off the corners of the existing 2-story addition on the northwest corner of the home, and confirm that this are permissible as it does not increase the nonconforming aspect of the structure and is a modernization permitted under the code.

<b>Rear Yard</b>	11 DCMR D-1206	20 feet	>20 feet
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It is understood that a portion of the existing building extends in excess of 10-feet past the adjoining structure and does not comply with 11 DCMR D-1206.3. This portion of the building will have the geometry altered (chamfered/angled walls to become curved/radius walls at corners) but that the extension past the adjacent building (plane of rear wall) will maintain existing conditions. I have reviewed and determine that this is permitted pursuant to 11 DCMR B-202 as it is not an increase or expansion of the existing nonconforming aspect of the structure, and is considered a modernization permitted under the code.

**Side Yard**      11 DCMR D-1207

A side yard is not required for a semi-detached dwelling on the side abutting the adjacent building. If provided a side yard shall be a minimum of 5 feet. I have reviewed the addition proposed and confirm that no side yard is required on the east side abutting the semi-detached building.

I have reviewed the attached Preliminary Concept Sketch and concur that the project complies with the applicable Zoning Regulations for the R-20 Zone and 11 DCMR.

Accordingly, when the building permit is filed for, I will approve the consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachment – Conceptual Plans date 6/2021

Zoning Technician: Ramon Washington

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.